

# Towers Wills

Town & Country

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## Flat 4, Central House, Church Street, Yeovil, Somerset BA20 1FD

**£120,000**

Towers Wills are delighted to be chosen to bring to market this one bed town centre apartment, finished to a high specification the building was converted in 2018/19. Selling with no onward chain, this second-floor flat benefits from a secure allocated parking space, secure basement lockup while inside an open plan kitchen/living area, double bedroom and shower room. An ideal first time buy

### Street Level Secure Door Leading To:

Communal Entrance

### Second Floor Apartment Entrance Leading To:

#### Open Plan Living/Kitchen Area 3.50m x 5.28 - maximum measurements

Double glazed sash window to the rear, electric wall panel heater, TV and phone sockets and video intercom.

#### Kitchen Area

Comprising of a range of wall, base and drawer units, Quartz worktops, integrated washer/dryer, integrated electric hob with cookerhood over, integrated electric oven and integrated fridge/freezer.

#### Bedroom 2.49m x 3.46m - maximum measurements

Dimplex electric wall heater, double glazed sash window to the rear, built-in store/wardrobe area, TV and phone sockets.

#### Shower Room

Suite comprising shower cubicle, wash hand basin, w.c, electric heated towel rail and extractor fan. The apartment comes with a basement level secure storage lockup and one allocated parking space to the rear of the apartment, which is secured by an access gate.

#### Agents Note

New in 2018, when the building was converted, the apartment had a 125-year lease from new.

£240 per annum ground rent

£826 per annum service charge

## Key Features

- Flat
- One bedroom
- Town Centre Location
- Allocated Parking
- Ideal first time buy/Investment opportunity

## Contact Us

### Towers Wills Estate Agents - Yeovil

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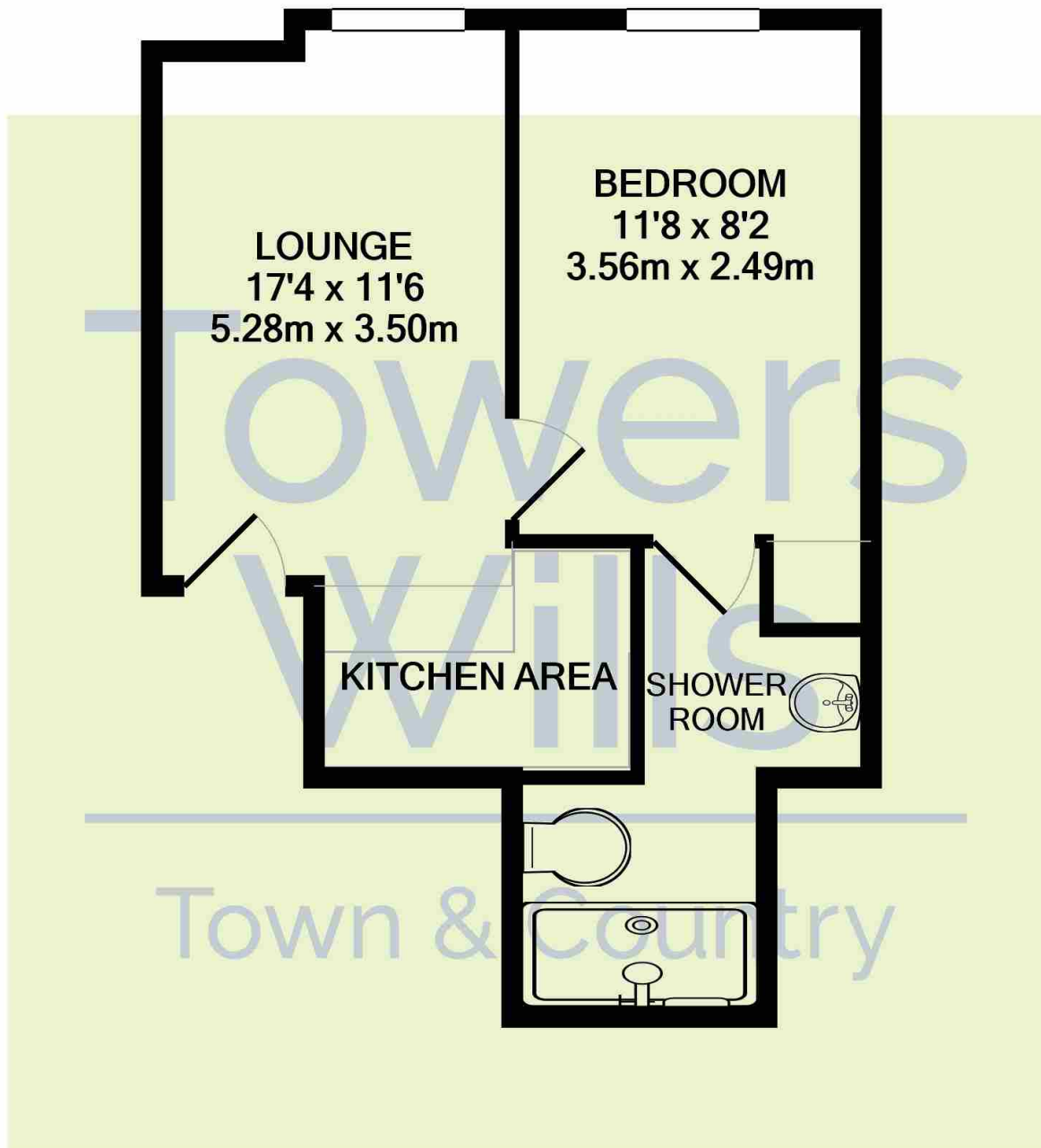
E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	69   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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